

Inspection Report

Tirizia York

Property Address:
4031 Basswood Drive
Dickinson Texas 77539



RSCH One Inspections

Christopher Newby Texas 24503
(281) 221 8932

PROPERTY INSPECTION REPORT

Prepared For: Tirizia York
(Name of Client)

Concerning: 4031 Basswood Drive, Dickinson, Texas 77539
(Address or Other Identification of Inspected Property)

By: Christopher Newby Texas 24503 / RSCH One Inspections 1/18/2022
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227–535.233 of the Rules) are the minimum standard for inspections by TREC Licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000 (<http://www.trec.state.tx.us>). You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes

in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance:

Seller only

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

 RESULTS AT A GLANCE

31

 ITEMS INSPECTED

Total number in report.

19

 SUMMARY COMMENTS

Total number in report.

72

 PHOTOS

Total number in report.

 I. STRUCTURAL SYSTEMS STYLES & MATERIALS: STRUCTURAL SYSTEMS**Type of Foundation(s):**

Poured concrete

Method used to observe**Crawlspace:**

No crawlspace

Ceiling Structure:

Not visible

Floor Structure:

Slab

Wall Structure:

Masonry

Brick

Columns or Piers:

Supporting walls

Types of Roof Covering:

3-Tab fiberglass

Architectural

Viewed roof covering from:

Ground

Extra Info : DRONE

Roof-Type:

Hip

Roof Structure Type:

2 X 6 Rafters

Lateral bracing

Plywood

Method used to observe attic:

Walked

Attic info:

Attic access

Pull Down stairs

Light in attic

Approximate Average Depth of Insulation:

12 inches

R-value equals inches times

3.142857 (Rockwool, Fiberglass, Mineral Fiber)

Siding Style:

Lap

Rock and Mortar

Brick

Window Manufacturer:

UNKNOWN

Ceiling Materials:

Gypsum Board

Interior Doors:

Hollow core

Wood

Driveway:

Concrete

Number of Woodstoves:

None

Sky Light(s):

None

Siding Material:

Cement-Fiber

Composite board

Brick veneer

Stone

Appurtenance:

Covered porch

Patio

Wall Material:

Gypsum Board

Tile

Cabinetry:

Wood

Types of Fireplaces:

Gas/LP Log starter

Chimney (exterior):

Metal Siding

Window Types:

Thermal/Insulated

Single-hung

Exterior Entry Doors:

Wood

Steel

Single pane

Insulated glass

Floor Covering(s):

Carpet

Laminated T&G

Self adhesive tile

Countertop:

Laminate

Operable Fireplaces:

One

ITEMS: STRUCTURAL SYSTEMS**A. FOUNDATIONS** INSPECTED, DEFICIENT

- 1) Exposed post tension cables were noted on the foundation at the both sides of the home at the time of inspection. The post tension cables are a supporting member of the foundation. Standard requires that all cable ends be capped and covered, this is to help prevent the cables from degrading. This can lead to the foundation not performing as intended over time.
- 2) The foundation may not be performing as intended due to issue #1 noted in the "Walls" portion of this report.

Recommend having these issues looked at further by a licensed foundation company and all required repairs be made.



A. Item 1 (Picture)



A. Item 2 (Picture)



A. Item 3 (Picture)



A. Item 4 (Picture)

B. GRADING AND DRAINAGE

INSPECTED, DEFICIENT

The grade around the home is considered deficient and do not meet the minimum standard required. Standard requires that the grade has a slope of 6 inches of slope away from the foundation within the first 10 feet of grade, unless the width of the grade is less then 10 feet, this is so then the slope must be a minimum of 2% of the width of the grade. The slope must form the swale which forces the water to drain away from the home.

Recommend having this looked at further by a licensed grading and drainage/landscaping company and all required repairs be made.



B. Item 1 (Picture)



B. Item 2 (Picture)



B. Item 3 (Picture)



B. Item 4 (Picture)

C. ROOF COVERING MATERIALS

INSPECTED, DEFICIENT

- 1) Multiple exposed/degraded fastener heads (nails) were noted on the roof at the time of inspection, this was noted on the transition shingles, roof jacks and vent. The exposed fastener heads, can lead to the nails degrading over time, which will result in the roof leaking, causing water damage to the roof decking and other supporting members.
- 2) Raised rake flashing was noted at the time of inspection, this is considered deficient and does not meet the minimum standard practice. The rake flashing is used to help prevent water from getting under the drip edge section of the shingles, which can result in the roof deck having water damage.
- 3) Several raised shingles were noted at peaks at the time of inspection. This is considered deficient and does not meet the minimum standard of practice. Wind and water can get beneath the raised shingles, causing them to tear away from the roof decking which can result in a roof leak.

Recommend having these issues looked at further by a licensed roofing company and all required repairs be made.



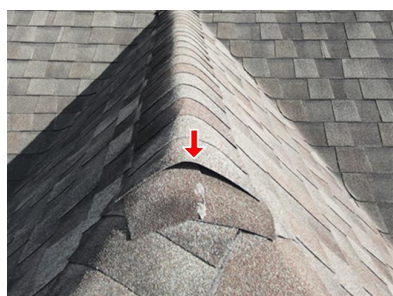
C. Item 1 (Picture)



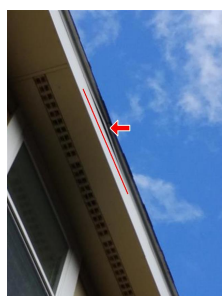
C. Item 2 (Picture)



C. Item 3 (Picture)



C. Item 4 (Picture)



C. Item 5 (Picture)



C. Item 6 (Picture)

D. ROOF STRUCTURES AND ATTICS

☑ INSPECTED

E. WALLS (INTERIOR AND EXTERIOR)

📁 INSPECTED, DEFICIENT

- 1) Cracks were observed running vertically through exterior brick and mortar wall material at the right (front facing) side of the home at the time of inspection. This is considered deficient as the cracks running vertically through individual bricks is an indication that the foundation may no longer be performing as intended. These cracks are also openings for moisture intrusion which will degrade the exterior wall material in this area.
- 2) Cracks were noted in the mortar between stones at the front of the home, as well as in the corner of exterior brick wall material at the front of the home. Missing/degraded caulking was also noted between

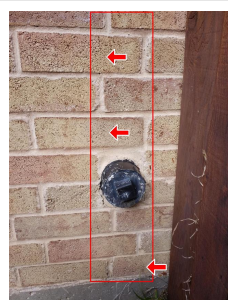
exterior brick and siding/fascia board material, and along the edge of the exterior receptacle at the front porch. Separated/damaged siding boards and exposed nail heads were also noted at both sides and at the back of the home. This is considered deficient as these are openings for moisture intrusion which will degrade the exterior wall material in these areas.

3) The top of the shower tiles in the master and downstairs guest bathroom are not entirely sealed/caulked. Degraded caulking was also noted in the bottom corners of shower tiles in both guest bathrooms, as well as along the interior edge of the window in the downstairs guest bathroom. This is considered deficient, as moisture intrusion into these openings will degrade the tile/wall materials in these areas and prevent the tiles from adhering to the walls.

4) Settlement cracks were observed in the corner of walls in the guest bedrooms, as well as in the top corners of multiple walls where window frames sit throughout the home. These cracks are considered deficient, as they diminish the energy efficiency of the home by allowing air to leak in and out through these openings.

5) A damaged portion of interior wall material was noted low on the wall in the master bedroom near the door leading into this room. This damaged portion of interior wall material is considered deficient and does not meet the minimum standard of practice.

Recommend having this looked at further by a licensed general contractor and all required repairs be made.



E. Item 1 (Picture)



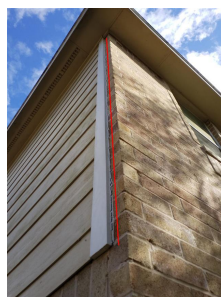
E. Item 2 (Picture)



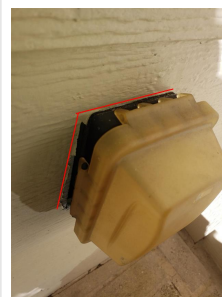
E. Item 3 (Picture)



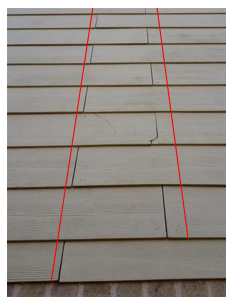
E. Item 4 (Picture)



E. Item 5 (Picture)



E. Item 6 (Picture)



E. Item 7 (Picture)



E. Item 8 (Picture)



E. Item 9 (Picture)



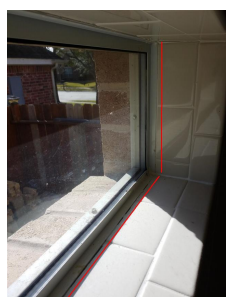
E. Item 10 (Picture)



E. Item 11 (Picture)



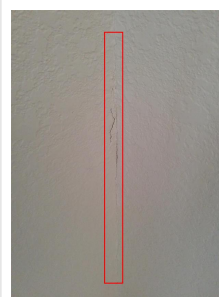
E. Item 12 (Picture)



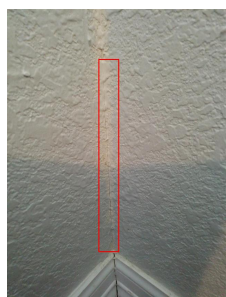
E. Item 13 (Picture)



E. Item 14 (Picture)



E. Item 15 (Picture)



E. Item 16 (Picture)



E. Item 17 (Picture)



E. Item 18 (Picture)

F. CEILINGS AND FLOORS

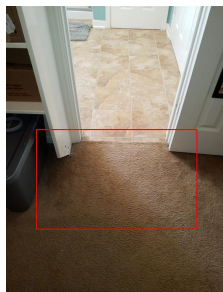
INSPECTED, DEFICIENT

1) An un-even portion of interior flooring material was noted below the doorway leading from the master bathroom into the master bedroom closet. This is considered deficient as this is a potential indication of an issue with the sub-flooring material in this area.

2) Openings in the interior flooring material were observed along the bottom edge of the master bathroom shower pan, baseboard/doorframe material in the master bathroom, as well as along the bottom edge of the fireplace. This is considered deficient as these are openings for moisture intrusion which will degrade the interior flooring and wall/baseboard material in these areas.

3) A fastener head was noted poking through the interior ceiling material above the toilet in the master bathroom at the time of inspection. This is considered deficient since openings in the interior ceiling material diminish the required fire separation between the attic space and the habitable areas of the home.

Recommend having these issues looked at further by a licensed general contractor and all required repairs be made.



F. Item 1 (Picture)



F. Item 2 (Picture)



F. Item 3 (Picture)



F. Item 4 (Picture)



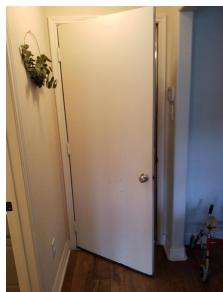
F. Item 5 (Picture)

G. DOORS (INTERIOR AND EXTERIOR)

INSPECTED, DEFICIENT

- 1) The occupant door leading from the home into the garage is considered deficient and does not meet the minimum standard required. Standard requires that this door be a metal or solid wood door, and that the door must be self closing at all times. The occupant door acts as a fire barrier between the garage and the home.
- 2) The front upstairs guest bedroom door, as well as the upstairs back left (front facing) guest bedroom door did not latch shut when closed at the time of inspection. This is considered deficient as this is an indication that these doors are not sitting square to frame, the doorknobs on these doors are not performing as intended, and/or the foundation is not performing as intended.
- 3) The doorknobs for the front upstairs guest bedroom door, as well as the upstairs guest bathroom door did not perform as intended at the time of inspection. These doorknobs are considered deficient and do not meet the minimum standard of practice.
- 4) Missing door stops were noted behind multiple doors throughout the home, and both of the sliding closet doors in the downstairs guest bedroom were missing at the time of inspection. These missing doors and door stop components for these doors are considered deficient and do not meet the minimum standard of practice.

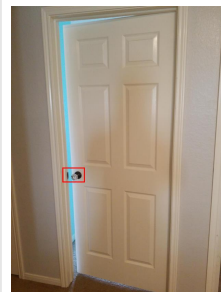
Recommend having these issues looked at further by a licensed general contractor and all required repairs be made.



G. Item 1 (Picture)



G. Item 2 (Picture)



G. Item 3 (Picture)



G. Item 4 (Picture)



G. Item 5 (Picture)



G. Item 6 (Picture)



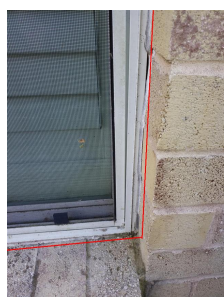
G. Item 7 (Picture)

H. WINDOWS

INSPECTED, DEFICIENT

- 1) The caulking around the exterior and interior sides of the windows are degraded and no longer functioning as intended. The caulking is used to help prevent air from leaking out of or into the home, which can result in the energy efficiency of the home being diminished.
- 2) The seal on the window to the left of the fireplace appears to be damaged. This has diminished the energy efficiency of this window, and prevent the window from performing as intended. This is considered deficient and does not meet the minimum standard practice.

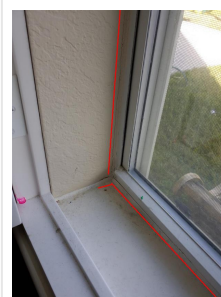
Recommend having these issues looked at further by a licensed general contractor and all required repairs be made.



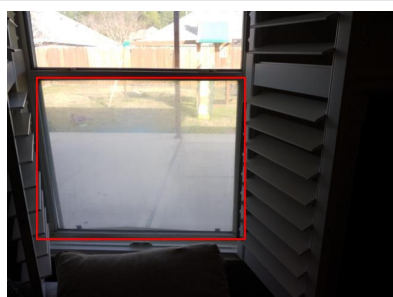
H. Item 1 (Picture)



H. Item 2 (Picture)



H. Item 3 (Picture)



H. Item 4 (Picture)

I. STAIRWAYS (INTERIOR AND EXTERIOR)

INSPECTED

J. FIREPLACES AND CHIMNEYS

INSPECTED, DEFICIENT

The fireplace did not ignite when tested with its remote at the time of inspection. This may be due to the gas valve to the left of the fireplace being shut off, a key to turn this gas valve was not present. This is considered deficient, recommend having this fireplace tested before closing.

Recommend having this looked at further by a licensed general contractor and all required repairs be made.



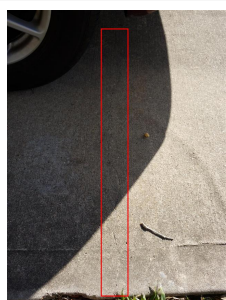
J. Item 1 (Picture)

K. PORCHES, BALCONIES, DECKS AND CARPORTS

INSPECTED, DEFICIENT

Cracks were noted in the driveway and back patio slabs, this can lead to water getting under the damaged areas, resulting in the slabs not being even, and becoming a trip and fall hazard. This is considered deficient and does not meet the minimum standard practice.

Recommend having this looked at further by a licensed general contractor and all required repairs be made.



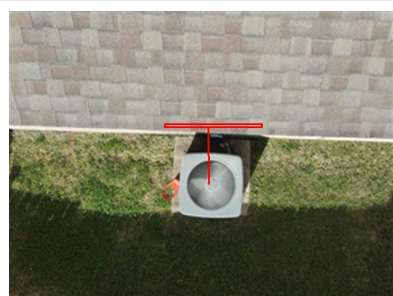
K. Item 1 (Picture)

L. OTHER

INSPECTED, DEFICIENT

There is no gutter/rain diverter over the exterior air handler unit. This is considered deficient, because although these units were designed to be rained on, they are not designed to be drained on by the roof covering materials. Without a rain diverter the unit will be drained on, damaging the fan over time which will prevent the AC system from performing at its full capacity.

Recommend having this looked at further by a licensed general contractor and all required repairs be made.



L. Item 1 (Picture)

🏠 II. ELECTRICAL SYSTEMS

🔧 STYLES & MATERIALS: ELECTRICAL SYSTEMS

Electrical Service Conductors:

Below ground
Copper

Panel Capacity:

125 AMP

Panel Type:

Circuit breakers
AFCI Breakers

Electric Panel Manufacturer:

SQUARE D

Type of wiring:

Copper

Wiring Methods:

Knob and Tube

👁️ ITEMS: ELECTRICAL SYSTEMS

A. SERVICE ENTRANCE AND PANELS

☑️ INSPECTED

B. BRANCH CIRCUITS, CONNECTED DEVICES AND FIXTURES

📁 INSPECTED, DEFICIENT

- 1) The smoke detectors should be tested at common hallways to bedrooms upon moving in to home.
- 2) The receptacle located on the opposite side of the wall in the kitchen from the sink is not, and does not perform as a Ground Fault Circuit Interrupter (GFCI), standard requires that all receptacles within 6 feet of a plumbing fixture must be or act as a GFCI, and label GFCI rated, this also includes all receptacles on the outside of the home.
- 3) A damaged receptacle cover face was observed in the main dining area of the home at the time of inspection. This damaged receptacle cover face is considered deficient and does not meet the minimum standard of practice.

Recommend having these issues looked at further by a licensed electrician and all required repairs be made.



B. Item 1 (Picture)



B. Item 2 (Picture)

🏠 III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

✂ STYLES & MATERIALS: HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Type of Systems (Heating):

Heat Pump Forced Air (also provides cool air)

Heat System Brand:

AMANA

Filter Size:

(Two filters)
12x24

Number of AC Only Units:

One

Energy Sources:

Gas

Ductwork:

Insulated

Type of Systems (Cooling):

Heat Pump Forced Air (also provides warm air)

Central Air Brand:

AMANA

Number of Heat Systems (excluding wood):

One

Filter Type:

Disposable

Cooling Equipment Energy Source:

Electricity

👁 ITEMS: HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. HEATING EQUIPMENT

☑ INSPECTED

B. COOLING EQUIPMENT

📄 INSPECTED, DEFICIENT

- 1) The drain pan beneath the coil in the interior air handler unit is missing a float switch. This is considered deficient since a float switch is required to shut down the AC system in a home if this drain pan were to clog and be filled with water. This is to prevent moisture damage to the wood structural members in the attic in this area.
- 2) Rust, and a black fungal growth was observed on the interior air handler unit, the drain pan beneath it, and on the supply air plenum cabinet at the time of inspection. This is considered deficient as this is an indication that the a/c system may not be performing as intended, and/or has not been serviced in some time.
- 3) The coils on the exterior air handler unit are dirty/clogged with debris. The coil is used to help circulate air around the unit properly, while helping the unit performing as intended. This is considered deficient and does not meet the minimum standard practice.
- 4) The platform that the exterior air handler unit sits on is not raised from the surrounding grade (dirt). This is considered deficient since the minimum standard of practice requires all exterior air handler units to be sitting on a level base that is raised at least 3 inches off the ground.

Recommend having these issues looked at further by a licensed HVAC tech and all required repairs be made.



B. Item 1 (Picture)



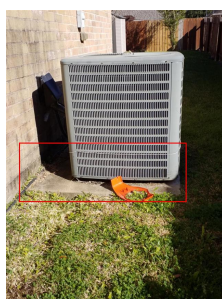
B. Item 2 (Picture)



B. Item 3 (Picture)



B. Item 4 (Picture)



B. Item 5 (Picture)

C. DUCT SYSTEMS, CHASES AND VENTS

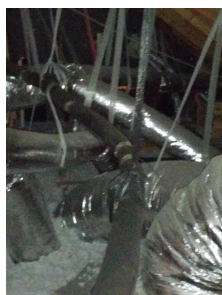
INSPECTED, DEFICIENT

Multiple a/c ducts are sitting on/in contact with each other, this is considered deficient and does not meet the minimum standard practice. This can lead to the ducts not performing as intended, which can result in the ducts aging faster than intended and sweating.

Recommend having this looked at further by a licensed HVAC tech and all required repairs be made.



C. Item 1 (Picture)



C. Item 2 (Picture)

🏠 IV. PLUMBING SYSTEM

✂ STYLES & MATERIALS: PLUMBING SYSTEM

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

Not visible

Plumbing Water Distribution (inside home):

CPVC

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC

Water Heater energy sources:

Gas (quick recovery)

Water Heater Capacity:

50 Gallon (2-3 people)

Water Heater Location:

Attic

WH Manufacturer:

STATE

Location of water meter:

at street

Location of main water supply valve:

at street

Extra Info : The main water shut off valve is located at the exterior right (front facing) side of the home.

Static water pressure reading:

45 psi

👁 ITEMS: PLUMBING SYSTEM

A. PLUMBING SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

☑ INSPECTED

B. DRAINS, WASTE AND VENTS

☑ INSPECTED

C. WATER HEATING EQUIPMENT

📄 INSPECTED, DEFICIENT

Rust and corrosion damage was observed at the top and on both plumbing line connections for the water heater at the time of inspection. This is considered deficient as this is an indication that this water heater may not be performing as intended, and/or has not been serviced in some time.

Recommend having this looked at further by a licensed plumber and all required repairs be made.



C. Item 1 (Picture)

D. HYDRO-MASSAGE THERAPY EQUIPMENT

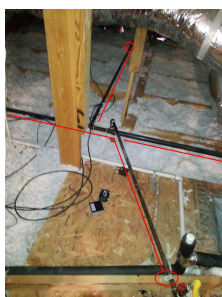
NOT PRESENT

E. OTHER

INSPECTED, DEFICIENT

- 1) Improperly supported/secured gas plumbing lines were observed in the attic space of the home at the time of inspection. This is considered deficient as the minimum standard of practice requires all gas plumbing lines to be supported/secured every 5 feet along their length in order to prevent them from coming loose, and/or leaking.
- 2) The main gas line into the home appeared to be deteriorating from rust damage where it passes from the exterior wall into the home. This is considered deficient since continued rust deterioration of this gas line can prevent it from performing as intended over time.
- 3) A missing cover/cap was noted on a plumbing drain waste clean out at the front yard of the home at the time of inspection. This missing cover/cap for this drain considered deficient and does not meet the minimum standard of practice.
- 4) Insufficient/missing insulation was observed on the main water line into the home, as well as one of the plumbing lines for the exterior water hose bibs at the back of the home. This is considered deficient as the minimum standard of practice requires all exposed plumbing lines to be fully and adequately insulated in order to prevent freezing/bursting in the event of freezing weather.
- 5) A missing anti-siphon device was noted on the exterior water hose bibs at the left (front facing) side of the home at the time of inspection. This is considered deficient as the minimum standard of practice requires all exterior water hose bibs to be equipped with anti-siphon devices in order to prevent the potable water within the home from becoming contaminated.

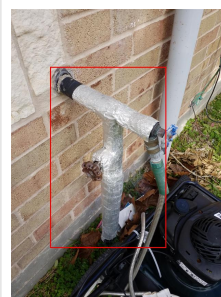
Recommend having these issues looked at further by a licensed plumber and all required repairs be made.



E. Item 1 (Picture)



E. Item 2 (Picture)



E. Item 3 (Picture)



E. Item 4 (Picture)



E. Item 5 (Picture)



E. Item 6 (Picture)

V. APPLIANCES

STYLES & MATERIALS: APPLIANCES

Dishwasher Brand:

FRIGIDAIRE

Disposer Brand:

NONE

Serial # : Brand Name : PRIMER

Exhaust/Range hood:

VENTED

Range/Oven:

FRIGIDAIRE

Built in Microwave:

FRIGIDAIRE

Auto-opener Manufacturer:

GENIE

Garage Door Type:

One automatic

Garage Door Material:

Light inserts

Metal

ITEMS: APPLIANCES

A. DISHWASHER INSPECTED**B. FOOD WASTE DISPOSERS** INSPECTED**C. RANGE HOOD AND EXHAUST SYSTEM** INSPECTED**D. RANGES, COOKTOPS AND OVENS** INSPECTED, DEFICIENT

- 1) The oven/cooktop is not equipped with an anti-tip device/bracket. This is considered deficient as the minimum standard of practice requires all ovens to be equipped with an anti-tip device/bracket as a life, fire, and safety measure.
- 2) The middle and top right cooktop burners did not ignite at the time of inspection. This is considered deficient and does not meet the minimum standard of practice since these cooktop burners did not perform their intended function.

Recommend having these issues looked at further by a licensed small appliance tech and all required repairs be made.



D. Item 1 (Picture)

E. MICROWAVE OVENS

☑ INSPECTED

F. MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

📁 INSPECTED, DEFICIENT

The mechanical exhaust air vent located in the master bathroom did not appear to work at the time of inspection. This is considered deficient and does not meet the minimum standard of practice, since this diminishes the ventilation of moisture from this bathroom.

Recommend having this looked at further by a licensed small appliance tech and all required repairs be made.



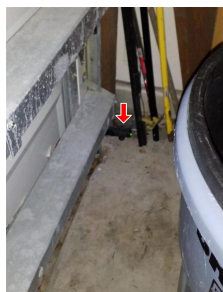
F. Item 1 (Picture)

G. GARAGE DOOR OPERATOR(S)

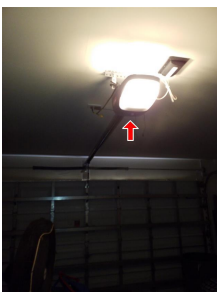
📁 INSPECTED, DEFICIENT

The auto-reverse sensors for the garage door operator did not perform their intended function, and the garage door operator also did not pass the resistance test at the time of inspection. This is considered deficient and does not meet the minimum standard of practice.

Recommend having this looked at further by a licensed small appliance tech and all required repairs be made.



G. Item 1 (Picture)



G. Item 2 (Picture)

H. DRYER EXHAUST SYSTEM

☑ INSPECTED

I. OTHER

📁 INSPECTED, DEFICIENT

The washing machine which is located upstairs did not have a drain pan beneath it at the time of inspection. This is considered deficient since the minimum standard of practice requires washing machines that are located above the first floor of a home to be equipped with a drain pan beneath.

Recommend having this looked at further by a licensed small appliance tech and all required repairs be made.



I. Item 1 (Picture)